



Bridge Road, Cosgrove, MK19 7JH



2 Bridge Road
Cosgrove
Milton Keynes
MK19 7JH

£280,000

An extended 3 bedroom end of terrace house occupying a corner plot, and which requires full renovation.

The property has extended accommodation comprising an entrance hall, living room, extended sitting room, kitchen/dining room, lobby and shower room. On the first floor, there are 3 bedrooms. Outside the property has a good size plot extending to the front, side and rear, although this is overgrown. Both the property and the gardens require extensive renovations.

Cosgrove is a popular village with a well regarded junior school, popular dining pub, and the property is located just a few steps away from some lovely canal side walks.

- RENOVATION REQUIRED
- Extended End Terrace House
- 2 Reception Rooms
- 3 Bedrooms
- Large Kitchen/ Dining Room
- Ground Floor Shower Room
- Good Size Corner Plot
- VACANT - CHAIN FREE SALE





Ground Floor

The entrance hall has stairs to the first floor and a door to the living room.

A living room has a window to the front and a door to the kitchen/dining room.

The kitchen/dining room has a range of wood fronted units to floor and base levels with worktops and space for appliances. Two windows to the rear and doors to a rear lobby and sitting room.

The sitting room is a dual aspect with windows to the front and rear and a door opening to the rear garden.

The rear lobby has a doors to the back garden and shower room.

The shower room has a suite comprising WC, wash basin and a walk in shower. Window to the side.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a period fireplace and a hot water cylinder. Large recess ideal for fitted cupboards.

Bedroom 2 is located to the rear.

Bedroom 3 is located to the rear.

Outside

Large front garden with pathway to the front door and side access to the rear garden.

A good size rear garden extends to the side and rear of the property - currently overgrown and with some matures trees.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band:

Location - Cosgrove

An attractive village situated on the South Northamptonshire and North Buckinghamshire border. Much of the village is located on the Grand Union Canal with pleasant Canal-side walks. The village hosts the popular Barley Mow Pub, a village junior school, and Church. Extensive shopping facilities can be found in nearby Stony Stratford (approx 2 miles) or Central Milton Keynes (approx 6.5 miles) which also has a mainline railway station to London (Euston) with the quickest trains taking just 30 minutes.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

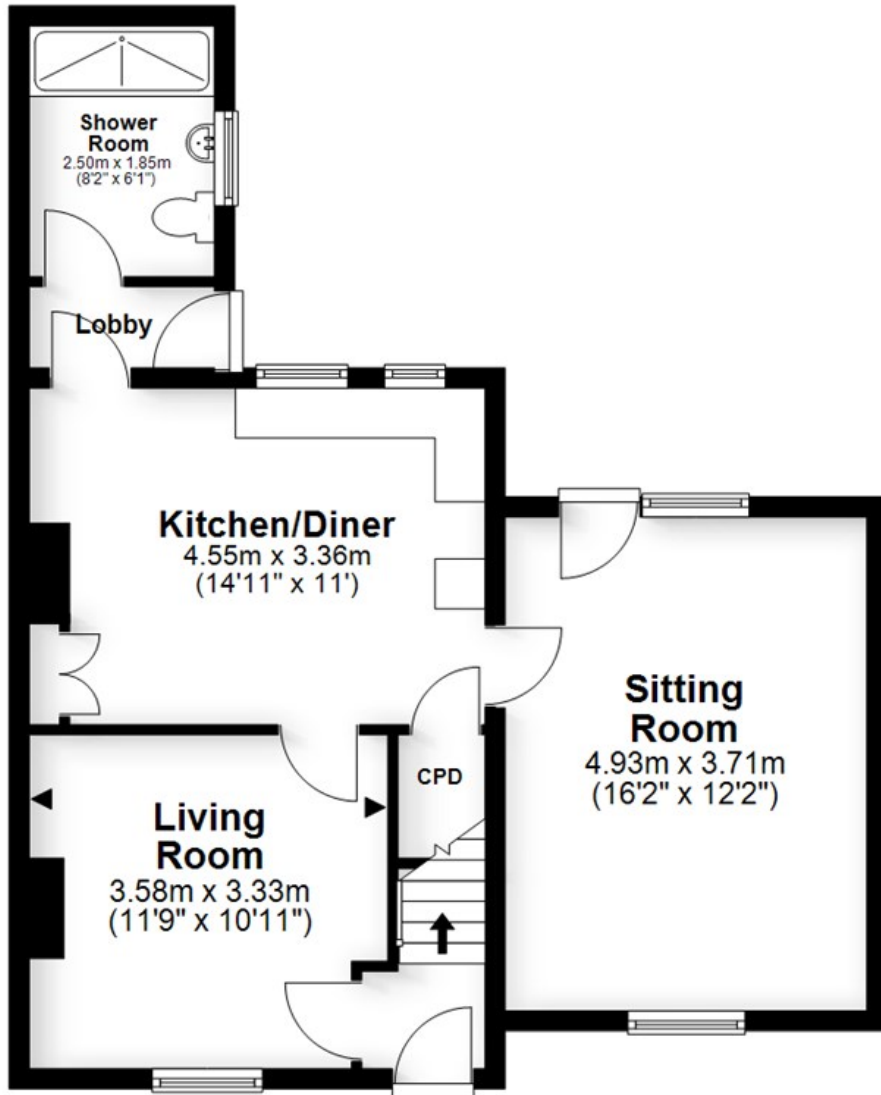
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

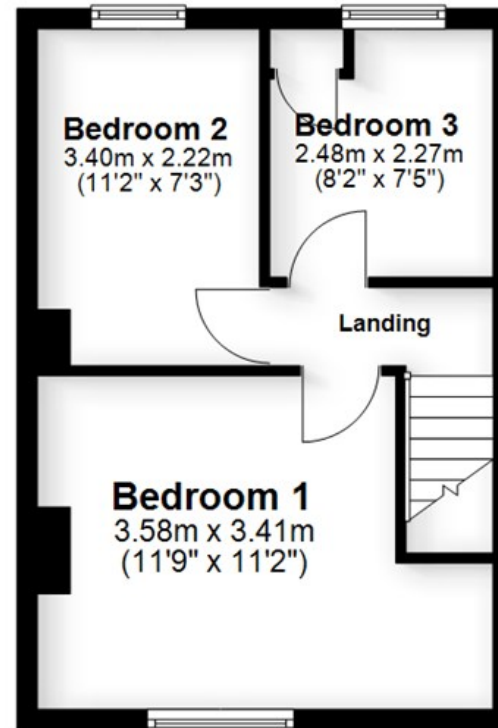




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

